147.0	0008	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	734,000 /	734,000
USE VALUE:	734,000 /	734,000
ASSESSED:	734,000 /	734,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURLEY CHARLES J--ETAL
Owner 2:	CURLEY KATHLEEN
Owner 3:	
Street 1:	33 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,937 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Asbestos Exterior and 1340 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7937.000	207,500		526,500	734,000
Total Card	0.182	207,500		526,500	734,000
Total Parcel	0.182	207,500		526,500	734,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.76 | /Parcel: 547.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96942
GIS Ref	
GIS Ref	
Insp Date	04/19/18

PREVIOUS ASSESSMENT

Parcel ID 147.0-0008-0010.0

!11524!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,900	0	7,937.	526,500	734,400	734,400	Year End Roll	12/18/2019
2019	101	FV	174,800	0	7,937.	493,600	668,400	668,400	Year End Roll	1/3/2019
2018	101	FV	176,600	0	7,937.	408,000	584,600	584,600	Year End Roll	12/20/2017
2017	101	FV	176,600	0	7,937.	375,100	551,700	551,700	Year End Roll	1/3/2017
2016	101	FV	176,600	0	7,937.	342,200	518,800	518,800	Year End	1/4/2016
2015	101	FV	167,300	0	7,937.	335,600	502,900	502,900	Year End Roll	12/11/2014
2014	101	FV	167,300	0	7,937.	311,900	479,200	479,200	Year End Roll	12/16/2013
2013	101	FV	167,300	0	7,937.	296,800	464,100	464,100		12/13/2012

PRINT

Date	Time
12/11/20	01:41:15

LAST REV

Date	Time
05/07/18	09:21:58
apro	

TAX DISTRICT | PAT ACCT. 11524

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17336-459		8/1/1986		182,000	No	No		Y

USER DEFINED

Prior Id # 1:	96942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	163	PATRIOT
4/18/2000	Inspected	276	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7937		Sq. Ft.	Site		0	80.	0.83	9									526,490						526,500	

Total AC/HA:	0.18221	Total SF/SM:	7937	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	526,490	Spl Credit		Total:	526,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		40.3 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj $ / SQ:	166.708
Other Features:	74000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347594
Depreciation:	140080
Depreciated Total:	207514

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

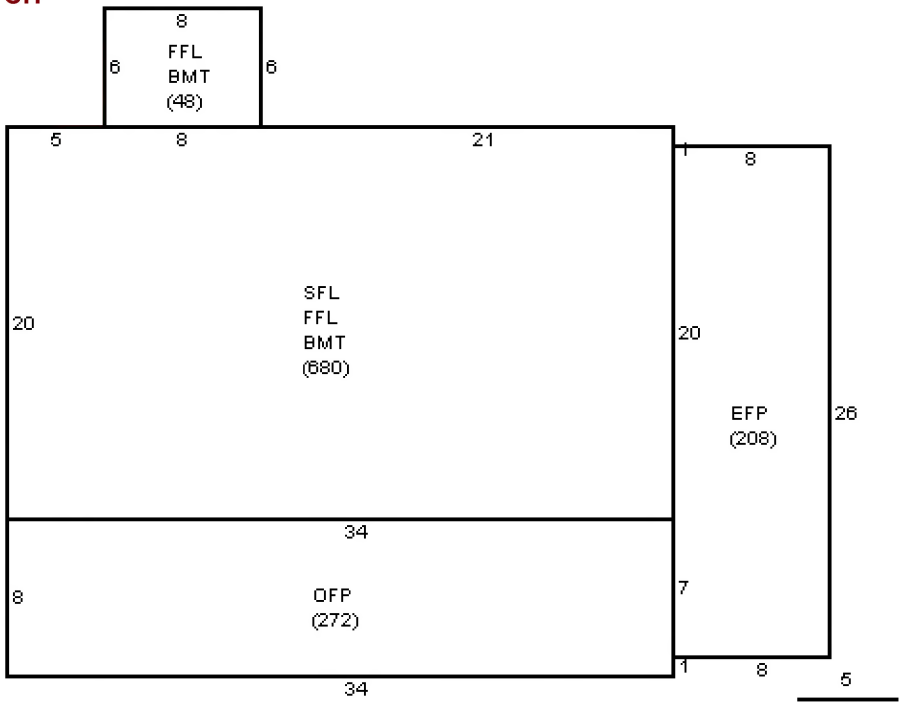
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.71
Special Features:	0	Val/Su Net:	81.44
Final Total:	207500	Val/Su SzAd	154.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	728	50.010	36,409
FFL	First Floor	728	166.710	121,364
SFL	Second Floor	612	166.710	102,025
OFP	Open Porch	272	21.440	5,831
EFP	Enclos Porch	208	38.290	7,965

Net Sketched Area:	2,548			Total:	273,594
Size Ad	1340	Gross Are	2616	FinArea	1340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0008-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: